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19 Queens Road, Brighton, BN1 3XA  
TO LET: GRADE II LISTED CITY CENTRE OFFICES

# LOCATION



Situated on the western side of Queens Road in the heart of Brighton city centre which links Brighton mainline station to the main shopping area of North Street Quadrant and Churchill Square shopping centre.

The station is also a main bus terminal with numerous buses running on a regular basis to all parts of the city.

Queens Road is a long-established office location with many well-known corporate and regional tenants in the locality. This includes nationally recognised covenants such as Hotel Ibis, Tesco Express, Sainsburys Local, Pure Gym, and Regus, all close by.

## Description

A Grade II Listed office building over Ground, Lower Ground and two upper floors on the western side of Queens Road available for immediate occupation.

Retaining many of its original features, including a balcony at first floor level, and rear terrace.

## Key Features

- City centre and close to Brighton Station
- Grade II Listed building
- Available for immediate occupation
- New Lease - Flexible Terms

## Accommodation

Entrance door leading to hallway.

Ground Floor

Front Room - 13'7" x 10'2"

Rear Room - 11' x 11'10"

Rear WC accessed via a bright natural corridor space.

**Ground Floor Accommodation: 248 sq ft (23.04 m2)**

Lower Ground

Front Room - 13'3" x 13'2"

Rear Room - 13'8" x 10'6"

**Lower Ground Floor Accommodation: 307 sq ft (28.52 m2)**

First Floor

Front Room - 13'8" x 13'9"

Rear Room 1 - 10'10" x 10'10"

Rear Room 2 - 9'8" x 6'8"

Landing with separate WC.

**First Floor Accommodation: 367 sq ft (34.09 m2)**

Second Floor



Front Room - 13'9" x 13'9"

Rear Room - 13'7" x 10'10"

**Second Floor Accommodation: 335 sq ft (31.12 m2)**

**Total Accommodation: 1,257 sq ft (117.70 m2)**

## Lease

A new lease for a term to be agreed.

Commencing Rent - £25,000 per annum, exclusive (£20 psf).

## Rent Review

By negotiation.

## Repairing Liability

TBC.

## Business Rates

Billing Authority: Brighton & Hove

- Description: Office and Premises
- Rateable Value: £19,750
- Valid from April 2023 (current)

## VAT

VAT is not payable on the terms quoted.

## Legal Fees

Each party is to be responsible for their own legal costs.

## Viewing Arrangements

Strictly via prior appointment through sole agent Graves Jenkins (t: 01273 701070).

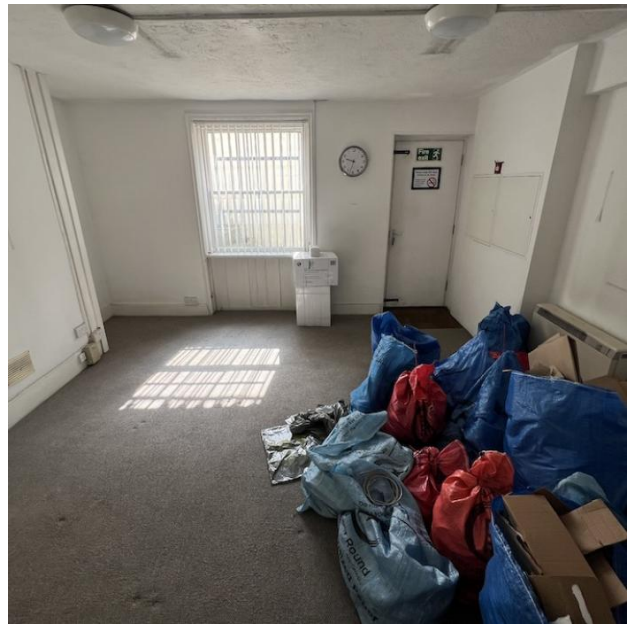
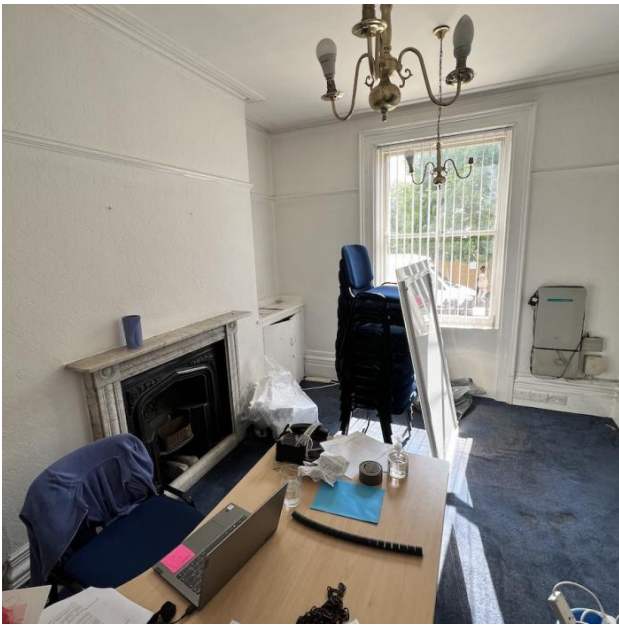


















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